GOVERNMENT OF ANDHRA PRADESH
ABSTRACT

Industries and Commerce Department - Land Acquisition – Visakhapatnam District – Rambilli & Atchutapuram Mandals – Pudi, Krishnapalem, Gorapudi, Lalamkoduru, Z.Chinthuva & Pudimadaka Villages – Acquisition of lands over an extent of 1,143.30 Acres (extent notified:2,279.05 Acres - Award passed:1,135.75 Acres) for Atchutapuram Cluster of Visakhapatnam-Chennai Industrial Corridor (VCIC) in Visakhapatnam District – Compensation @ Rs.20.00 Lakhs per Acre for Patta lands excluding the value of trees & structures as per Sec 24 (a) New L.A. Act, 2013 (Act 30 of 2013) – Orders - Issued.

INDUSTRIES AND COMMERCE (INFRA) DEPARTMENT

G.O.MS.No. 160 Dated: 13-11-2017

Read the following:

1. G.O.Ms.No.262, Revenue (LA) Dept, dt.13.07.2015.
2. G.O.Ms.No.6 Ind & Com (Infra) Dept., dt.02.01.2016.
3. G.O.Rt.No.492, Revenue (Land Acquisition) Dept, dt.25.04.2016.
4. G.O.Ms.No.160, Ind & Com (Infra) Dept, dt.16.11.2016.
5. From the District Collector, Visakhapatnam District Lr.Rc.No.3221/2006/G2, dt.24.01.2017.
6. From the Vice Chairman & Managing Director, A.P. Industrial Infrastructure Corporation Ltd., Vijayawada Single File No.8816/Lands/VSP/2015, dt.04.03.2017.
7. Minutes of State level committee Meeting held on 21.03.2017.
8. From the Vice Chairman & Managing Director, A.P. Industrial Infrastructure Corporation Ltd., Vijayawada Single File No.APIIC-19025/10/2017/LW/ APIIC, dt.12.09.2017.

****

ORDER:

In the reference 4th read above, orders were issued superseding the orders issued in G.O.Ms.No.6, Ind & Com (Infra) Dept, dt.02.01.2016, for payment of compensation @ Rs.18.00 Lakhs per Acre (including solatium and additional market value) excluding the value of trees & structures and excluding the extent of 102.74 Acres in D.L. Puram (V) for which consent Award was already passed in the year 2011 and compensation was already paid, subject to pass consent awards in terms of G.O.Ms.No.262 Revenue (LA), Department, dt.13.07.2015 for the acquisition lands in (05) five Villages of Nakkapalli Mandal, Visakhapatnam District as a lumpsum amount package, including all benefits for the establishment of Industrial Park (Part of PCPIR). The said orders were issued based on the proposal of District Collector, Visakhapatnam District vide his D.O.Lr.dt.22.03.2016 and the proposal of VC&MD, APIIC Ltd., vide his Lrs.dt.09.08.2016 & 18.08.2016 duly placing the proposal before the Committee constituted vide G.O.Rt.No.492, Revenue (Land Acquisition) Department, dt.25.04.2016 for consideration.

2. In the reference 5th read above, the District Collector, Visakhapatnam District has stated that earlier vide his D.O.Lr.dt.22.03.2016 has requested the Government to approve the compensation of Rs.20.00 Lakhs per Acre over the subject area, the orders of Government are awaited. He further stated that the subject lands were notified to an extent of 2,279.05 Acres for acquisition in the year 2006 for payment of compensation @ Rs.5.00 Lakhs per Acre and the same was paid for certain lands only to an extent of 1,135.75 Acres and the awards could not be passed for the remaining lands to an extent of 1,143.30 Acres due to interim orders of Hon'ble High Court in various WPs. Now it was decided to complete the L.A. on payment of compensation for Rs.20.00 Lakhs per Acre and as per the legal opinion offered by the G.P. (LA), High Court of AP if the Ryoths/land owners come forward to accept the offer of Govt notarized affidavit from them may be obtained that they are fully agreed for the said compensation and ready to withdraw the WPs filed by them and as such there is no need to file any petition before the Hon'ble High Court seeking modification of the orders passed in various WPs. The District Collector, Visakhapatnam District has therefore requested the Government to issue necessary orders approving the compensation of Rs.20.00 Lakhs per Acre over the subject area to complete the LA process.

3. In the reference 6th read above, the Vice Chairman & Managing Director, A.P. Industrial Infrastructure Corporation Ltd., has stated that the Dist Collector, Visakhapatnam has addressed a D.O. Lr.dt.22.03.2016 to the Government and to the APIIC stating that GoI has sanctioned Visakhapatnam-Chennai Industrial Corridor (VCIC) Project for the State in which Atchutapuram Cluster is important one. In the said Cluster land acquisition of around 3,200 Acres has to be completed at the earliest in other than SEZ & Non-SEZ area already acquired to develop necessary infrastructure and the orders requested on the following are still awaited:

(P.T.O.)

(i) to approve the Land Acquisition value of Rs.20.00 Lakhs per Acre (including solatium & additional Market value) excluding the value of the trees & structures for the lands notified in Six Villages of Rambilli & Atchutapuram Mandals of Visakhapatnam-Chennai Industrial Corridor (VCIC); and

(ii) to sanction funds of Rs.328.66 Crores initially for completing of LA proceedings duly passing of the awards and duly resuming Government lands by paying compensation as per Rules in vogue.

4. The Vice Chairman & Managing Director, A.P. Industrial Infrastructure Corporation Ltd., has further stated that pending receipt of the orders from Government, an amount of Rs.50.00 Crores has been released to the Zonal Manager, APIIC Visakhapatnam vide Progs, dt.01.02.2017 to deposit the same with Dist Collector, Visakhapatnam for completion of Land Acquisition Progs duly passing awards in Atchutapuram & Nakkapalli lands duly resuming Government lands by paying compensation as per Rules in vogue. The VC&MD, APIIC Ltd., has therefore requested the Government to issue orders approving the negotiated rate for taking up further process.

5. In the reference 7th read above, the State level Committee which held on 21.03.2017 to clear the proposal of higher compensation than the LARR Act, 2013, in connection with the Land Acquisition in Six Villages of Rambilli & Atchuthapuram Mandals, Vishakhapatnam District for the Achuthapuram Cluster of Visakhapatnam-Chennai Industrial Corridor (VCIC), the committee observed that as reported by the Collector most Farmers/interested persons have come forward to part with their lands on payment of compensation @ Rs.20,00,000/- per Acre including Solatium and additional Market value, excluding the value of trees & Structures as fixed by the concerned Departments. The committee also took note of the remarks of the Special Deputy Collector, APIIC, Visakhapatnam and District Collector, Visakhapatnam, wherein they have stated that it is reasonable to fix the market value of the lands @ Rs.20,00,000/- per Acre (including Solatium and additional Market value excluding the value of trees & structures subject to pass consent awards in terms of G.O.Ms.No.262, Revenue (LA), Dept., dt.13.07.2016. The committee also observed that the Loan has been sanctioned for the VCIC corridor development by Asian Development Bank, under which Achutapuram is a node and many infrastructural works have been planned and sanctioned by ADB recently, hence considering the urgency of the land required for taking up the infrastructure projects, the committee concluded that the proposed increase in the compensation amount by District Collector is well justified due to the above mentioned reasons. With this background, the Committee decided to approve the proposal of the District Collector, Visakhapatnam for payment of compensation @ Rs.20.00 Lakhs per Acre for an extent of 1,143.30 Acres (extent notified 2,279.05 Acres-Award passed 1,135.75 Acres) of Patta Lands, excluding the value of trees and structures.

6. In the reference 8th read above, the Vice Chairman & Managing Director, A.P. Industrial Infrastructure Corporation Ltd., has requested the Government for issue of orders for payment of Rs.20.00 Lakhs per Acre excluding tree & structure value as recommended by the District Collector, Visakhapatnam stating that that the State level committee in its meeting held on 21.03.2017 has approved the proposal. The VC&MD, APIIC Ltd., while quoting the Lr.dt.06.09.2017 of Special Deputy Collector, (LA), APIIC, Visakhapatnam has stated that an amount of Rs.258.66 Crores has to be paid towards the compensation for an extent of 1,143.30 Acres to pass the award before 20.09.2017 as per the directions of Hon'ble High Court in various WPs.

7. Government, after careful examination of the above proposal of the District Collector, Visakhapatnam hereby accord permission to the District Collector, Visakhapatnam for payment of compensation @ Rs.20.00 (Rupees Twenty Lakhs only) per Acre (including solatium and additional market value) excluding the value of trees & structures as per Sec 24 (a) New L.A. Act, 2013 (Act 30 of 2013) towards the acquisition of Patta lands over an extent of 1,143.30 Acres (extent notified:2,279.05 Acres - Award passed:1,135.75 Acres) in the (6) Villages of Pudi, Krishnapalem, Gorapudi, Lalamkoduru, Z.Chinthuva & Pudimadaka of Rambilli & Atchutapuram Mandals, Visakhapatnam District for Atchutapuram Cluster of Visakhapatnam-Chennai Industrial Corridor (VCIC) subject to the following conditions:

(i) The land losers are not entitled to ask for a reference to Land Acquisition and R&R Authority, under Section 64 of the A.P. Right to Fair Compensation and Transparency in Land Acquisition and R&R Act, 2013; and

(ii) To verify the calculations of payable compensation thoroughly one again before passing of Award and deposition of compensation to the accounts of the legitimate land losers/owners with reference to the actual extent of acquisition of land as requirement, to avoid excess and double payment.

8. The District Collector, Visakhapatnam is directed to follow the procedure stipulated in Rule 28 (A) of the A.P. State Right to Fair Compensation & Transparency Rules, 2014 while paying the compensation.

9. The Vice Chairman & Managing Director, A.P. Industrial Infrastructure Corporation Ltd., Vijayawada shall take further necessary action for depositing the required amount with the District Collector, Visakhapatnam.

(BY ORDER AND IN THE NAME OF THE GOVERNOR OF ANDHRA PRADESH)

S.SOLOMON AROKIARAJ
SECRETARY TO GOVERNMENT & CIP

To
The District Collector, Collector's Office, Visakhapatnam.
The Vice Chairman & Managing Director, A.P. Industrial Infrastructure Corporation Ltd., H.No.12B, 59A-8-12B, Guru Nanak Colony Road, Teacher's Colony, Vijayawada-520 008.

Copy to:

The Revenue (L.A.) Department, A.P. Secretariat, Amaravathi, Velagapudi (V), Thullur (M), Guntur District.
The Chief Commissioner of Land Administration, Government of A.P., D.No.22-19, Floor-II, Block-A, Jasthi Towers, Sai Puram Colony Road, Gollapudi, Vijayawada – 521 225.
The P.S. to Principal Secretary to C.M. (GSP), A.P. Secretariat, Velagapudi.
The P.S.to Secretary to Government & CIP, Ind & Com Department.
SF/SC.

//FORWARDED : : BY ORDER//

SECTION OFFICER